

023.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

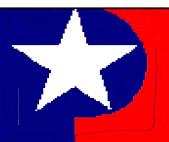
657,600 / 657,600

USE VALUE:

657,600 / 657,600

ASSESSED:

657,600 / 657,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
42		HENDERSON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MAGEE JOHN &	
Owner 2: BAKAJ STACEY	
Owner 3:	

Street 1: 42 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DOTSON WILLIAM M/ESTATE -

Owner 2: -

Street 1: 42 HENDERSON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .067 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2925	Sq. Ft.	Site			0	80.	1.74	1									406,201						406,200	

Total AC/HA: 0.06715

Total SF/SM: 2925

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 406,201

Spl Credit

Total: 406,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style	1	Rating: Average																			
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl		<b>OTHER FEATURES</b>																			
Color: YELLOW		Kits: 1	Rating: Fair																		
View / Desir:		A Kits:	Rating:																		
		Frl:	Rating:																		
		WSFlue:	Rating:																		
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: C - Average																					
Year Blt: 1880	Eff Yr Blt:																				
Alt LUC:		Alt %:																			
Jurisdct:		Fact: .																			
Const Mod:																					
Lump Sum Adj:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %					Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Functional:	%					Interior:	1	6	2										
Sec Int Wall:	%	Economic:	%					Additions:													
Partition: T - Typical		Special:	%					Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%					Baths:													
Sec Floors: 4 - Carpet	30 %	Total:	31 %					Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100		% AC:																			
Solar HW: NO		Central Vac: NO																			
% Com Wal		% Sprinkled																			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 023.0-0003-0002.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:																				
Total:	Total Special Features:																				